

**Ludlow Street Remediation (Downing Street Project)**  
**Notes: Zoom Meeting Aug. 8, 2022**

John Spellman DEC manager: Site was MGP (manufactured gas plant). It made combustible gas from coal. Used for gaslights and cooking before natural gas lines were installed in the 1950s and MGPs disappeared. Byproduct of process was "tar" which was disposed of without regulations.

Cleanup process:

- 1- Study to see what is in the ground and where it is.
- 2- Cleanup alternatives: determine best clean-up method. Selection of method.
- 3- Inspection of cleanup and decision about continuing restrictions.

Much of contamination is near former MGP site in the soil in center and southern end of the parcel. Interim measure will be cleanup on the northern end which will be the first construction site. Site study is now winding up.

GDC's Interim Remediation Measure (IRM) Proposal

Plan is essentially soil removal down to a depth of about 23-25 feet with clean fill material. About 1,200 truckloads for removal plus trucks for delivery of new soil over the total 6 month period. Trucks will not be lined up idling near the site. They will be radioed in to avoid lines of trucks coming and going. Objective of cleanup is to allow unrestricted future use (no land restrictions or long-term monitoring). During the cleanup there will be air monitoring at all times, including dust and odor monitoring. The trucks are washed and covered before leaving site to prevent spreading material on streets.

Cleanup will start in north part of the site. That will advance unrestricted use so that part can start construction. The southern and center will be phase 2 of the construction. That will be done later. GDC is reevaluating the design of the southern building because it was discovered there are utilities underground that cannot easily be breached. Thus the remediation for the southern site will be delayed until final design decisions are made.

What is meant by "Interim" cleanup proposal? Since there the plans are on hold for the second phase of remediation, the remediation on the northern end considered "interim". A portion of site can be cleaned before other parts where a safe method has been approved. Interim indicates that the whole project plan is not yet in place.

Rodents: GDC will do a pre-construction survey for pest control. During soil removal pest control is monitored. Just prior to breaking ground pests are evaluated and continues throughout process.

GDC expects the northern building will likely be completed and leasing begun before the remediation of the southern end of the site is completed.

Groundwater will be pumped out if soil needs to be removed beneath it. The excavation area will be isolated to limit the amount of water that needs to be removed. Dewatering is relatively fast because the soil is very porous and there is a lot of soil compared to water.

Volatile organic compounds (VOC): air is monitored and work will be slowed or stopped when predetermined levels are reached. Equipment is connected to cell phone and immediate notification sent if levels are approached. Continuous monitoring ensures activity is slowed or stopped until air quality restored. There will be 3 VOC stations: one upwind, one downwind, and one on the site monitoring air breathed by workers.

Path of trucks not yet final. Lot of consideration given to this and try to spread incoming and outgoing. Will brief community in advance of routes. The regulations require the route with the least impact on the neighborhood be used. Trucks are covered with automatic covering tarps to prevent soil flying from wind.

Underground streams were part of the Phase 1 study. Reviewed maps and aerial photos; geographically area has been the same since the 1800s.

Clean-up is expected to start sometime in September if IRM is approved by DEC. Certificate of completion will be obtained after entire site is done unless the site is divided. Depending on findings for rest of area, site may be divided.

Plan is for the important part of mitigation to be completed on south side before the north side is ready for occupancy. If not possible, a sub slab depressurization system (SSDS) will be included on the north building to prevent any contaminants from south side moving into building. The entire remediation project is likely to take 4-6 months.

The company hired for this project has also done this type of remediation in Rockland County (Haverstraw) and in Ossining.